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**SURVEYOR, CITY OF RIVERSIDE**  
PUBLIC WORKS DEPARTMENT  
City Hall, 3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: P04-0484

APN: 227-252-011 & 227-270-011

Address: 7405 Kingsley Way

**CO-P04-0484**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): ARTHUR E. LAAG and VIRGINIA B. LAAG, TRUSTEES, their successors or assigns, of the ARTHUR E. LAAG FAMILY 1978 TRUST, dated November 9, 1978

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.**

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By Julia Sel 5/20/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

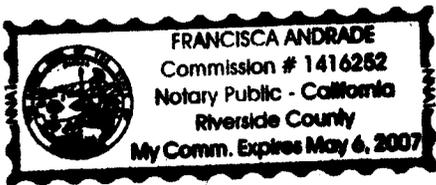
State of California }  
County of Riverside } ss

On May 20, 2004 before me Francisca Andrade  
(date) (name)

A Notary Public in and for said State, personally appeared

John A. Swrecki  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other  
\_\_\_\_\_  
\_\_\_\_\_
- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2004-0558456  
07/19/2004 08:00A  
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**EXHIBIT A**

That certain parcel of land located in the City of Riverside, County of Riverside, State of California described as follows:

Parcel 1

LOT 11 OF DON WILSON TRACT AS SHOWN BY MAP ON FILE IN MAP BOOK 21, PAGE 12 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

TOGETHER WITH THE SOUTHEASTERLY 60 FEET OF THAT PORTION OF LOT 12 IN BLOCK 17 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN MAP BOOK 1 PAGE 72 THEREOF RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA (KNOWN IN RIVERSIDE COUNTY AS MAP BOOK 1 PAGE 70 THEREOF RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA) DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT;

THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF MADISON STREET, 390 FEET;

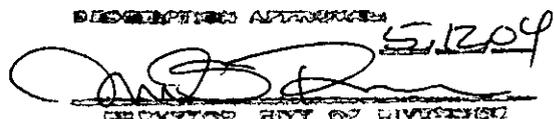
THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 495.75 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 165.25 FEET TO THE NORTHEASTERLY LINE OF SAID LOT;

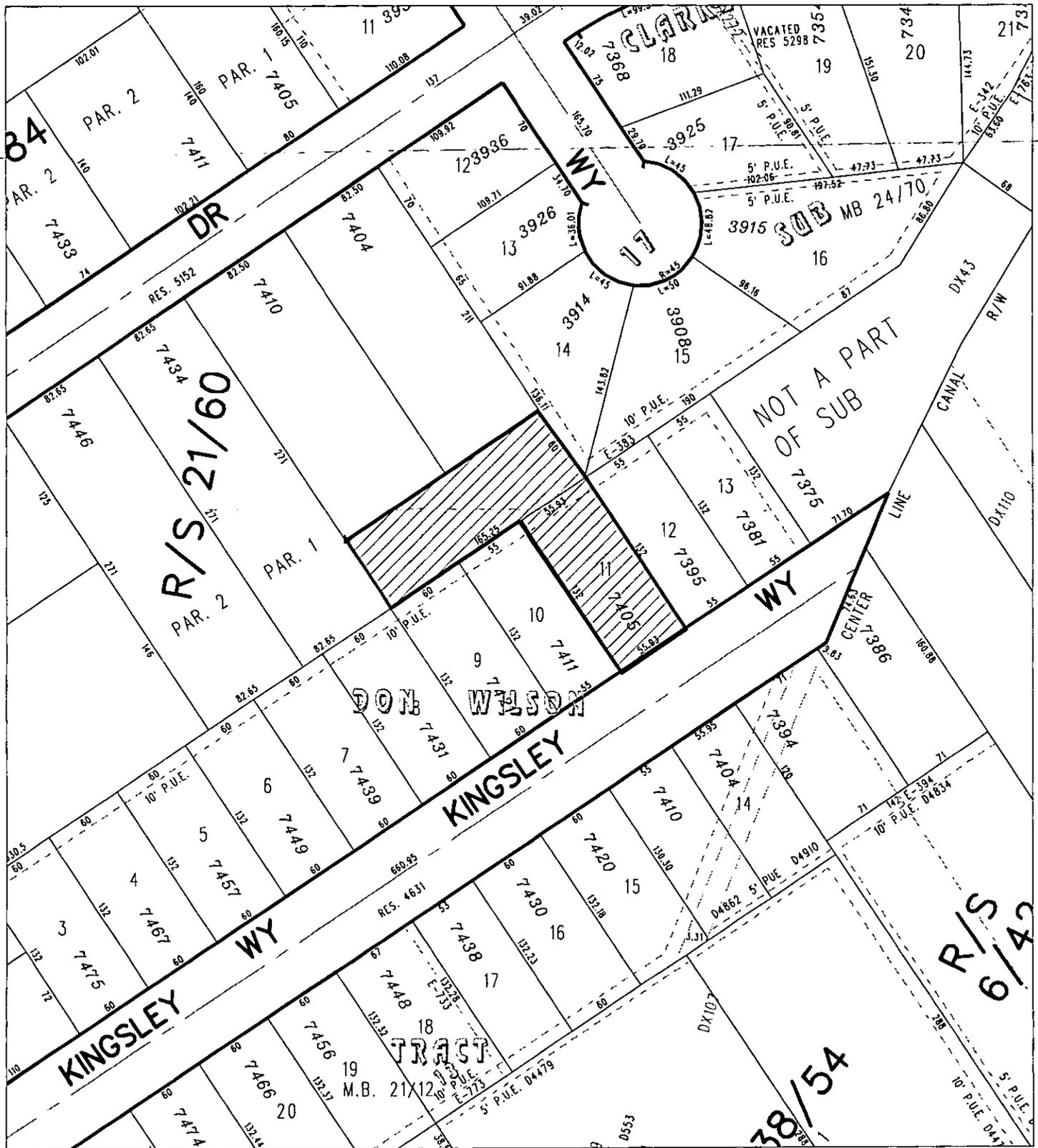
THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY LINE, 271 FEET TO THE MOST EASTERLY CORNER OF SAID LOT;

THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT, 165.25 FEET TO A POINT DISTANT THEREON 495.75 FEET NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT;

THENCE NORTHWESTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 271.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVED  
  
CITY OF RIVERSIDE

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 100'

Drawn by: bmark

Date: 05/12/04

Subject: COC

CO-P04-0484